

# ***Court Ordered Auction***

**Saturday July 17, 2021 at 10:30AM**

*Property of Kenny & Tammy Bledsoe*

**2806 Canton Rd Blackwater, VA 24221**

*Double Wide Mobile Home and 127 Acres +/- Located in the Canton  
Community of Scott County, VA*

**Real Estate Consists of:** Four bedroom two bath double wide mobile home, situated on 127 acres +/-, with kitchen & dining room combo, living room, den, utility room, and office area. The house features both front & back porches, heat pump, shingle roofing, and unfinished carport. The property features both open land & wooded land.

\*Note that there is also 2790 Canton Rd, which consists of 2 acres +/- (included in the 127 acres +/- to be sold), that is held in a life estate. Therefore, the purchaser will not take possession of the 2 acres +/- until the termination of the life estate. No one will be allowed to inspect or enter onto the 2 acres +/- tract.

\*Acreage is derived from tax records and therefore may not be an accurate representation of the actual acreage of the property.

**Terms on Real Estate:** 10% down on sale day and balance at closing within 30 calendar days after the approval by the Scott County Circuit Court. The property is being sold by the deed and not by the acre. Also it is being sold as is with no warranties. Property will be conveyed by Special Warranty Deed.

**\*The sale of the property must be approved by the Scott County Circuit Court.**

**Directions to Property:** From Duffield, VA, at Thomas Village Baptist Church, take Pattonsville Rd towards Blackwater, VA, go 3.5 miles, turn left on Canton Rd, go 2.6 mile, property on right. **WATCH FOR SIGNS!!!**

*Information will be in information box on property.*

*Visit [www.tomhiltonauctioneers.com](http://www.tomhiltonauctioneers.com) for pictures.*

*Sale Conducted for the Scott County Circuit Court By:*

***Tom Hilton Auctioneers***

***276-479-2160 or 423-677-0212 [www.tomhiltonauctioneers.com](http://www.tomhiltonauctioneers.com)***

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*Announcements day of sale take precedence over printed material.*